

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
JUNE 9, 2011 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:00 p.m. Present were Pres. Kathie Heisey, Treasurer Hattie Martin and Secretary Marion Geiger. Vice President Pete Engel and Al Fassler were present via conference telephone. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard and Jason Duff of Jason Duff Construction were present

Jason Duff submitted a proposal to replace the roofs on as many buildings as possible with the 554 Square of shingles provided by the Tamko Warranty Claim which would be Buildings 800, 300, 100, 900, 600 & 700. The Association would have to purchase the 375 squares to shingle the remaining Buildings 200, 400, 500 and the Clubhouse. His quote is to provide the labor and additional materials to supplement the warranty claim and second quote to supply all materials and replace the remaining 3 buildings and the clubhouse.

His bid for labor and additional materials for the ten buildings is \$207,350.00 and the Association has a labor credit from Tamko in the amount of \$37,028.24 and will be trying to collect the expired labor credit of \$2,952.00 for the 800 Building which results in \$167,369.76 as the total roofing cost to the Association. The Association currently has \$91,071.65 in roofing reserves leaving the balance of 72,298.11 to be drawn out of the pooled reserves.

Jason Duff informed the Board that he had checked with local distributors and that the current shingle color (Driftwood) was unavailable in the quantity needed for the project; however, there was a sufficient quantity of the shingle color (Dessert Sand) which is very close in color to the existing color. The shingle supply is complicated by the fact that the Tamko shingle plant was located in Tuscaloosa, Alabama - the area recently hit by the severe tornados which is impacting shingle production. Jason Duff was asked to confirm to the Board that the shingles would have a 30 year new shingle warranty. Jason Duff confirmed that he would be able to complete the roof replacement within six (6) months (weather permitting). Due to the time constraints imposed by the expiration of the Warranty Claims within 1 year from the settlement date (March 1, 2010), the difficulties noted in securing the necessary shingle it was decided that the Association needed to immediately proceed with the re-roofing. Marion Geiger made a motion to award the roofing contract to Jason Duff Construction in the amount of \$207,350.00, that he use the Dessert Sand Shingle color instead of the Driftwood Shingle Color and that he start the roof replacement on the six (6) buildings with the roofs in the worst condition (#8, 3, 1, 9, 6 & 7) and then continue with the remaining three (3) buildings (#2, 4 & 5) and the clubhouse. Hattie Martin seconded the motion and it passed unanimously.

Jason Duff informed the Board that he would prepare new Wind Mitigation forms for the buildings when the new roofs are installed, at no cost to the Association, which should result in some monies being saved on insurance premiums.

With no further business to be conducted, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Susan D. LaRocca, Association Manager
For the Board of Directors
Garrett's Run \ A Condominium